

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background section for all items. However, separate sections for analysis and conditions are provided for each individual application.

DATE: December 18, 2001

P.A.S.: Change of Zone #3297 (R-4, B-2, and O-3 to R-3)
Change of Zone #3298 (R-3 to R-4, B-2 and O-3)
Preliminary Plat # 00029 Pine Lake Heights South 4th Addition
Use Permit #134

<u>PROPOSAL:</u> Change of Zone #3297	Changes the zoning on 215.52 acres north of Yankee Hill Road between South 27 th and South 40 th Streets from R-4, B-2 and O-3 to R-3.
Change of Zone #3298	Changes the zoning on 215.52 acres north of Yankee Hill Road between South 27 th and South 40 th Streets from R-3 to R-4, B-2 and O-3.
Preliminary Plat #00029	Creates 204 lots in 16 blocks with 12 outlots.
Use Permit #134	To allow a shopping center with retail/commercial, restaurants and office uses.

WAIVER REQUESTS:

Preliminary Plat	Waivers of: curb and gutter along South 27 th Street, South 40 th Street, and Yankee Hill Road; depth of sanitary sewer; transfer of sewage from one district to another; Lots 5-7, Block 6 are double-frontage; Block 1 exceeds 1,320'; pedestrian easement for Block 1;
Use Permit	Waiver of setback between the B-2 and O-3 districts from 15' to 0'.

LAND AREA: Preliminary Plat: Approximately 215.52 acres.

Use Permit: Approximately 32.4 acres.

CONCLUSION: The change of zone and use permit conform to the Comprehensive Plan and the Zoning Ordinance.

The preliminary plat requires minor revisions to comply with design standards and be consistent with Title 26 (Land Subdivision).

RECOMMENDATION:	Change of Zone #3297:	Approval
	Change of Zone #3298:	Approval as Amended
	Preliminary Plat #00029:	Conditional Approval
	Use Permit #134:	Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Change of Zone #3297 (R-4, B-2 and O-3 to R-3): (See attached legal descriptions)

Change of Zone #3298 (R-3 to R-4, B-2 and O-3): (See attached legal descriptions)

Preliminary Plat: (See attached legal description)

Use Permit #134: (See attached legal description)

LOCATION: Between South 27th Street and South 40th Street, north of Yankee Hill Road.

APPLICANT: Ridge Development Company
2001 Pine Lake Road Suite 100
Lincoln, NE 68542

OWNER: Same

CONTACT: Mark Palmer, PE
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

EXISTING ZONING: R-3 Residential; R-4 Residential; B-2 Planned Neighborhood District; and O-3 Office Park.

EXISTING LAND USE: Undeveloped land used for agricultural crop production.

SURROUNDING LAND USE AND ZONING:

North:	R-3	Single-family Residential, vacant
South:	AG	Crop Production
East:	AG	Crop Production
West:	AG	Crop Production

HISTORY: ANNEX #98005 - Approved in February, 1999, the land within this preliminary plat was annexed along with approximately 450 acres of land southwest of the intersection of South 27th Street and Yankee Hill. An annexation agreement was also approved.

CZ #3105 - Approved in February, 1999, changed the zoning on this site from AG to the existing zoning pattern.

CPA #94-31 - In February, 1999, this comprehensive plan amendment approved the S1/S2 Sub-area Plan.

COMPREHENSIVE PLAN SPECIFICATIONS: This site lies inside the S1/S2 Sub-area Plan of the Comprehensive Plan approved in February, 1999, and is designated as urban residential, with neighborhood-sized commercial centers in both the southeast and southwest corners of the site. An urban village is also designated in this area.

The land shown within the preliminary plat is also located within the Phase I area of the Anticipated Lincoln Service Limit and Phasing Plan. It states "Areas in Phase I designated for immediate development will be contiguous to existing development with some or most of the required infrastructure in place."

UTILITIES: Water is available to the site, and the proposed public water system shown on the plat is satisfactory with minor changes. Sanitary sewer is also available to the site, and the proposed sanitary sewer system indicated is satisfactory. The waivers to sewer depth and the transfer of sewage from one sub-drainage basin to another are acceptable. The extension of water and sewer is addressed in the annexation agreement for this property.

TOPOGRAPHY: The site consists of gently rolling farmland, where the west half is bowl-shaped and slopes towards the middle of the site where wetlands exist. The east half is falling from north to south, and is drained by two swales that are piped under Yankee Hill Road and continue on to the south.

TRAFFIC ANALYSIS: South 27th Street and Yankee Hill Road are both identified as principal arterials in the Comprehensive Plan. South 40th Street is shown as a minor arterial. Paving improvements for South 40th Street and Yankee Hill Road are in the current six-year Capital Improvements Program (CIP). However, improvements to South 27th Street at this location are not in the current CIP.

The annexation agreement associated with this property stipulated the cost-share of paving improvements among property owners and the City. An off-site improvement agreement must be approved specifying what share of these future improvements must be paid for by the developer of this project based upon the impacts identified in the traffic study recently completed.

ANALYSIS:

Change of Zone #3297

1. This site was rezoned in 1999 to accommodate a specific development concept. That concept proposed to incorporate some innovative urban design techniques into the project, and the unique zoning pattern that exists reflects that concept. However, the original concept has been replaced with the current layout now being proposed.
2. This request rezones everything within the limits of the preliminary plat to R-3. Because of the unique zoning pattern that exists, this is the most efficient and straight-forward way to prepare the site for the zoning proposed with this preliminary plat.

Change of Zone #3298

1. The S1/S2 Sub-area Plan was developed in part using the previous development concept that was proposed for this site and that resulted in the unique zoning pattern that now exists. That concept anticipated commercial centers at both ends of the development, each one approximately the size of a neighborhood center (20 acres), plus an urban village mixed-use commercial area. The urban village is no longer being proposed, and this change of zone reallocates the 12 acres in the B-2 urban village mixed-use area to the commercial center at the southwest corner (South 27th Street & Yankee Hill Road), and results in a slight increase in the amount of B-2 from 51.8 to 53.18 acres and a decrease in the amount of O-3 from 26.26 to 24.51 acres.
2. The B-2 Planned Neighborhood District is intended to allow commercial development near residential, but a use permit is required to ensure it is done in a manner that is compatible with the neighborhood. Where a use permit is being requested for the center at the southwest corner, no specific proposal has been submitted for the center at the southeast corner. Without a plan for how this corner may develop, there is no justification for expanding the B-2 zoning, and it is unacceptable to remove the O-3 buffer that now exists between the B-2 and R-3. Additionally, the existing zoning line between O-3 and B-2 at this corner follows a small stream through the area, and is a natural point to transition from commercial to office uses.

3. A neighborhood center is designed to be of a size to serve the surrounding residential neighborhoods, but not be large enough to provide the more extensive range of goods and services available at a community or larger-sized center, such as a “big box” retailer. Reducing the amount of B-2 zoning will still provide adequate area to accommodate the 40 acres needed for two neighborhood centers, while maintaining the O-3 buffer between B-2 and R-3.

Preliminary Plat

1. Waivers to block length and pedestrian easement are requested for Block 1. An extension of South 39th Street, perhaps turning west to connect to O’Hanlon Drive, must be provided. Without any specific development proposal for Lot 1 showing how vehicle and pedestrian traffic will otherwise be accommodated, there is no justification for a waiver. If a pedestrian easement is still required after the redesign, it must be provided.
2. A 16' trail easement is provided to extend the trail system from Cavett Elementary School to Yankee Hill Road. This easement needs to be increased to 20' in width, and moved so it is located between Lots 9 and 10, Block 5. Moving it one lot to the west would then require only one street crossing at this location, instead of two as it is currently configured. The trail also must be offset from the street at Lots 12 and 13, Block 7 so it is adjacent to property lines and provides separation from the street. Additionally, the detail/cross section of the trail crossing at Grainger Parkway must be removed from Sheet #2, with the eventual design subject to approval of the Public Works Department.
3. Grainger Parkway connects two commercial areas while passing through residential areas. It is important that appropriate traffic speeds be maintained through the residential areas. As a traffic calming measure, the intersection of Grainger Parkway and McBride Avenue must be redesigned to allow Grainger Parkway to intersect McBride Avenue at an approximately 80° angle. This will help reduce excess traffic speeds through the residential area, and reduce the appearance of a thoroughfare as currently designed.
4. The Grainger Parkway/South 28th Street intersection must be redesigned to reduce anticipated traffic conflicts. Due to the proximity of this intersection to the South 27th Street intersection one block west, vehicle stacking and reduced visibility associated with turning movements is a concern. To alleviate the problem, either southbound, left-turn movements on South 28th Street must be eliminated, or South 28th Street must be relocated east, perhaps as a continuation of south 30th Street.
5. A waiver to double-frontage lots is requested for Lots 5-7, Block 6, however inadequate justification is provided to warrant a waiver. There are design solutions

available to eliminate the need for double-frontage lots and that will prevent residences on these lots from being surrounded by streets front and rear.

6. A waiver to curb and gutter along South 27th and South 40th Streets, and along Yankee Hill Road has been requested. An off-site improvement agreement is required, and it will address the scope and participation ratios of the parties involved in the required improvements. As a result, the waiver to curb and gutter being constructed at this time is acceptable with the understanding that the agreement is required.

Use Permit

1. The site plan provides 316,450 square feet of office and commercial space, with 1,533 parking spaces - 96 more than required by the Zoning Ordinance. This results in a floor area ratio of 24.4%, very near the goal of 25% for this type of commercial development.
2. A waiver to the setback between B-2 and O-3 from 15' to 0' is requested. Given the proposed site plan, this waiver is acceptable.
3. The proposed use permit complies with the requirements of the Zoning Ordinance, the Comprehensive Plan and the Design Standards.

CHANGE OF ZONE #3398:

1. This change of zone must be revised to provide an O-3 buffer between the B-2 and R-3 districts at South 40th Street and Yankee Hill Road.

PRELIMINARY PLAT CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat as follows:
 - 1.1.1 Delete south-bound, left-turn movements for South 28th Street, or provide a street east in the vicinity of South 30th Street.

- 1.1.2 Show Grainger Parkway intersecting McBride Avenue at approximately an 80° angle.
 - 1.1.3 Show Blocks 2, 3 and 6 redesigned so there are no double-frontage lots.
 - 1.1.4 Show the extension of South 39th Street through Lot 1, Block 1.
 - 1.1.5 Show, and identify as such, those portions of O'Hanlon Drive to be vacated.
 - 1.1.6 Delete the "proposed" zoning remarks.
 - 1.1.7 Delete the detail/cross section of the pedestrian-bike trail crossing from Sheet #2, and add a note indicating that the crossing design is to be approved by the Public Works Department.
 - 1.1.8 Provide utility easements as requested by L.E.S.
 - 1.1.9 Increase trail easement width to 20'.
 - 1.1.10 The water main in south 37th Street north of Yankee Hill Road must be an 8" main.
 - 1.1.11 Revise all storm sewer easements to be 30' in width.
 - 1.1.12 Change Legacy Sugar Maple to Swamp White Oak on O'Hanlon Drive; Snowdrift Crabapple to Donald Wyman Crabapple; Thornless Hawthorne to Flame Amur Maple (Single-trunk); and submit landscape plans for all medians, traffic circles, and island beds.
 - 1.2 Applicant will enter into an off-site improvement agreement with the City that stipulates the type, timing, and amount of contributions for required off-site improvements.
2. The City Council approves associated requests:
- 2.1 Change of Zone #3297
 - 2.2 Change of Zone #3298.
 - 2.3 Use Permit #134.

2.4 The following waivers to design standards:

- 2.4.1 Waiver to curb and gutter on South 27th Street, South 40th Street, and Yankee Hill Road being built at this time, but in accordance with the timing schedule and the requirements specified in the off-site improvement agreement.
- 2.4.2 Waiver to sewer depth.
- 2.4.3 Waiver to transfer of sewage between sub-basin districts.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, water mains, sanitary sewer, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To continuously and regularly maintain street trees along the private roadways and landscape screens.
 - 3.2.4 To complete the private improvements shown on the preliminary plat and use permit, or at a time as allowed by the off-site improvement agreement.
 - 3.2.5 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been

reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.6 To submit to the lot buyers a copy of the soil analysis.

3.2.7 To pay all improvement costs.

3.2.8 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

USE PERMIT CONDITIONS

Site Specific

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 Proposed free-standing sign locations.
 - 1.1.2 The name of the shopping center.
2. This approval permits:
 - 2.1 316,450 square feet of office and commercial floor area on Lots 1-8, Block 15.
 - 2.2 Waiver to setback between B-2 and O-3 from 15' to 0'.

General

3. Before receiving building permits:
 - 3.1 The construction plans shall comply with the approved plans, and all revisions as required for approval of the preliminary plat.
 - 3.2 Final Plats shall be approved by the City.

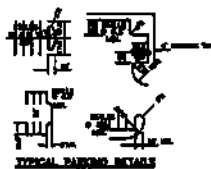
Standard Conditions:

4. The following conditions are applicable to all requests:

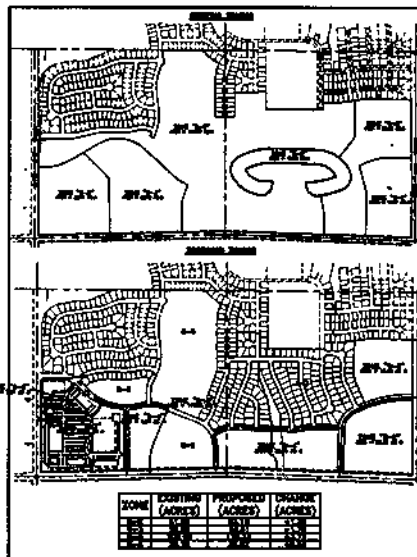
- 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the use permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

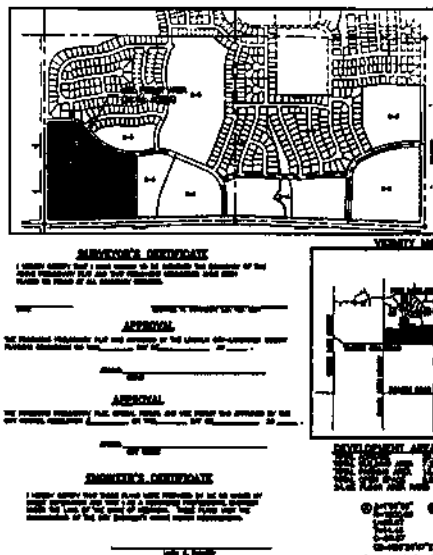
Brian Will, AICP
Planner



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SHEET 2 OF 14



SHEET 3 OF 14

PINE LAKE HEIGHTS SOUTH
FOURTH ADDITION

**PRELIMINARY PLAN AND THE FINISHED
SITE PLAN**

ENGINEER & ARCHITECT
CLARENCE HARRINGTON
9151 LINCOLN ROAD
LAWSON, NC 28021
(704) 451-5211

JAMES A. HICKSON
 1000 N. 10th St., Apt. 101
 Lincoln, Neb. 68502
 301 PINE LANE, NEAR 10th St.
 P.O. BOX 2794
 LINCOLN, NEB. 68502
 PHONE (402) 471-1257

LEGAL DESCRIPTIONS

USE PERMANENT



STAFF & BOARD

14



OLSSON
ARCHITECTS

1111 Lincoln Mall
F.O. Box 4188
Lincoln, NE 68504
402-441-0011

**PINE LAKE
HEIGHTS
SOUTH
FOURTH
ADDITION**

SITE
PLANLINCOLN
NEBRASKA
2001

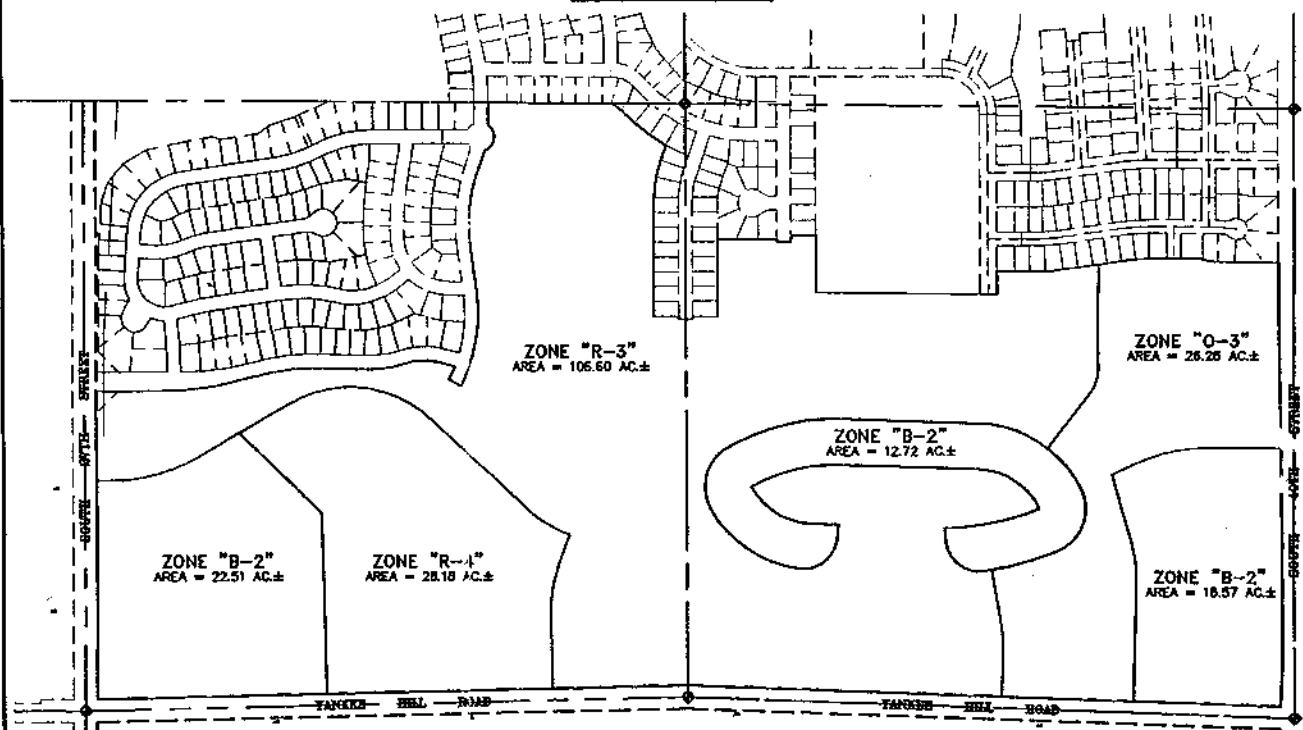
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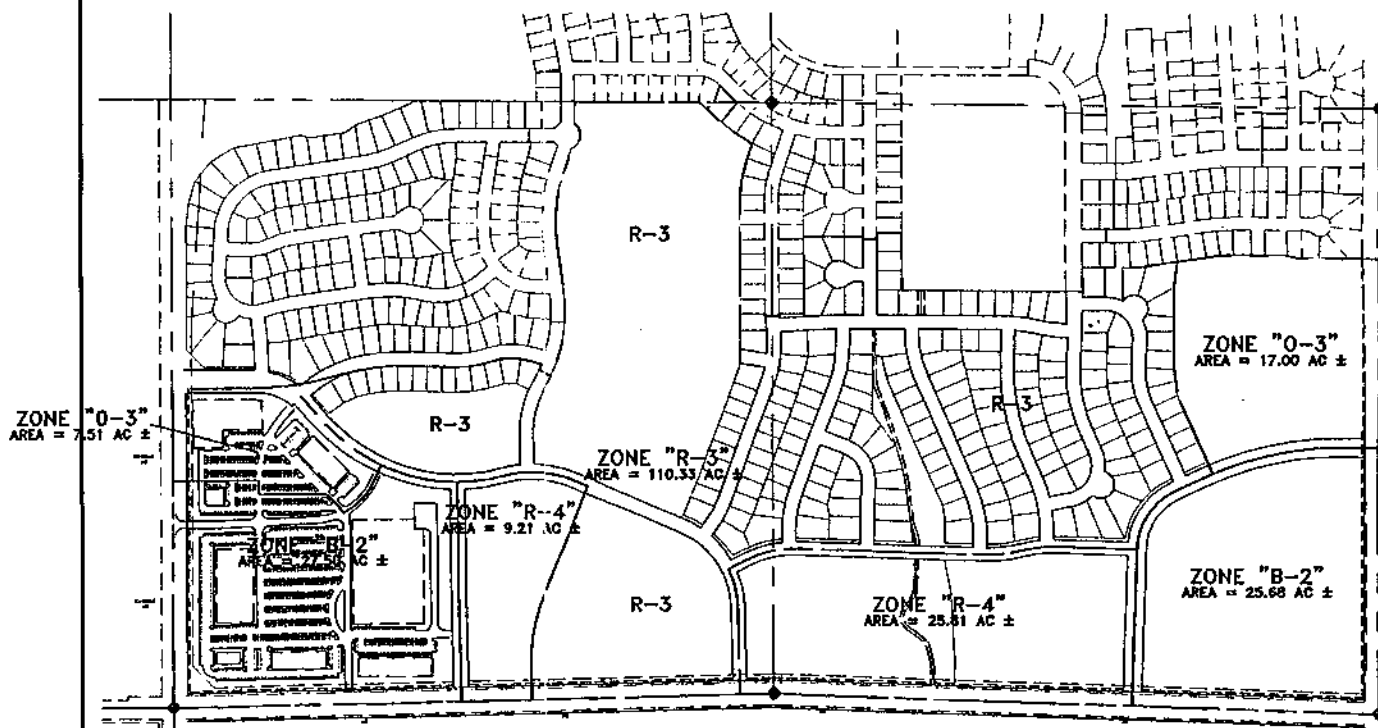
SHEET
1 OF 14

ZONING EXHIBIT

EXISTING ZONING

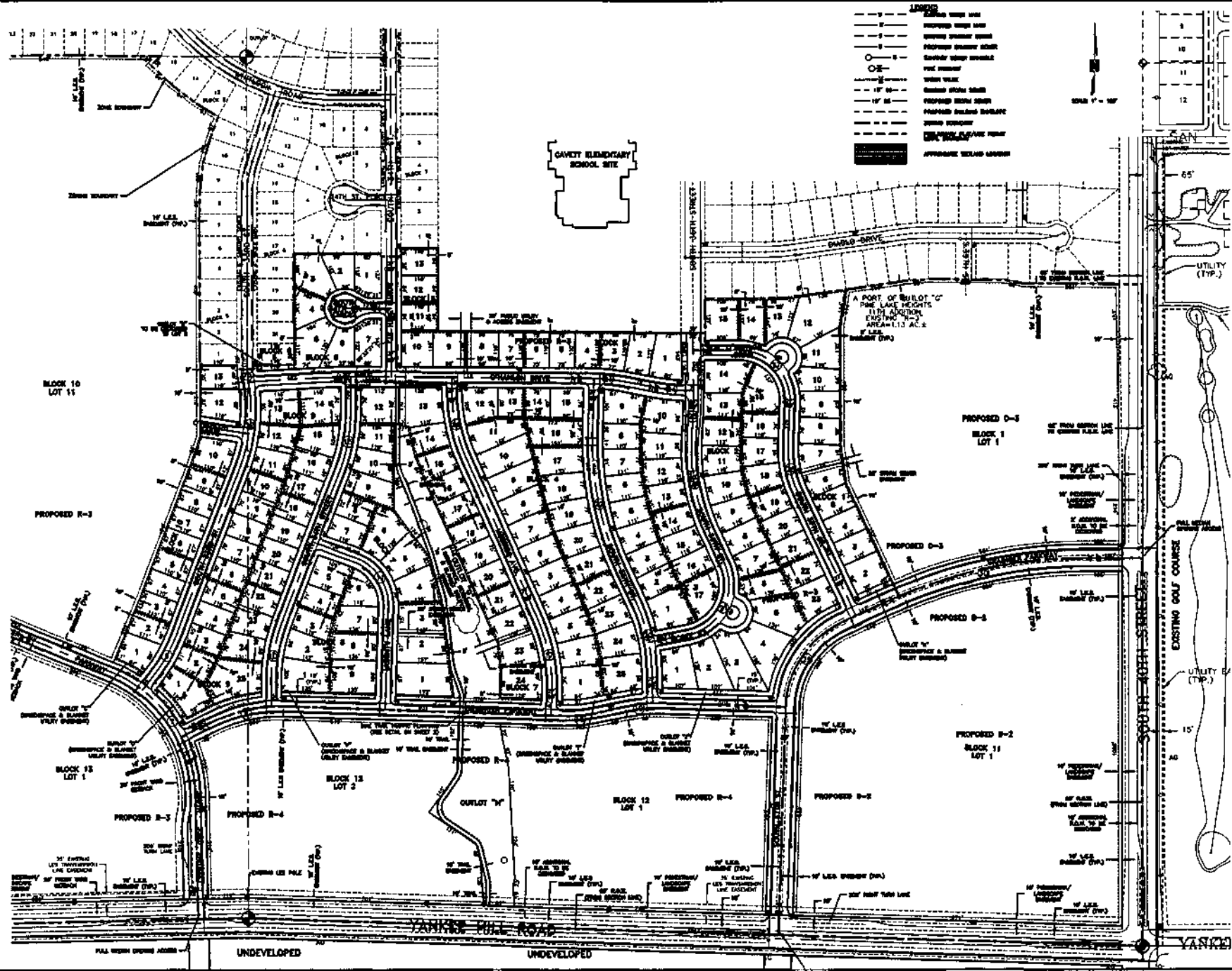


PROPOSED ZONING



ZONE	EXISTING (ACRES)	PROPOSED (ACRES)	CHANGE (ACRES)
B-2	51.80	53.18	+1.38
O-3	26.26	24.51	-1.75
R-3	106.60	110.33	+3.73
R-4	28.18	35.02	+6.84





1111 South 4th
P.O. Box 2000
Lincoln, NE 68501
(402) 441-1111

PINE LAKE
HEIGHTS
SOUTH
FOURTH
ADDITION

SITE
PLAN

LINCOLN
NEBRASKA
2001

DATE OF THIS PLAN
8/10/2001
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
IN CHARGE: J. H. HARRIS
SCALE: AS SHOWN

SHEET
3 OF 14

**LEGAL DESCRIPTION
PRELIMINARY PLAT**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 2 BLOCK 2, PINE LAKE HEIGHTS SOUTH 2ND ADDITION, LOTS 27 THROUGH 31 BLOCK 3, PINE LAKE HEIGHTS SOUTH 3RD ADDITION, OUTLOT "B", PINE LAKE HEIGHTS SOUTH ADDITION, OUTLOT "G", PINE LAKE HEIGHTS 11TH ADDITION, LOT 15 BLOCK 2, PINE LAKE HEIGHTS SOUTH ADDITION, LOT 22 BLOCK 3 PINE LAKE HEIGHTS SOUTH ADDITION, OUTLOT "C", PINE LAKE HEIGHTS SOUTH ADDITION, LOT 1 BLOCK 4, PINE LAKE HEIGHTS SOUTH 3RD ADDITION, LOT 27 I.T., LOT 21 I.T., AND LOT 32 I.T., ALL LOCATED IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 32 I.T., SAID POINT BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER , AND 107.58 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE ALONG THE WEST LINE OF SAID LOT 32 I.T. ON A ASSUMED BEARING OF NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 34.98 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 32 I.T., OUTLOT "C", AND O'HANLON DRIVE RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,322.06 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF O'HANLON DRIVE, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF O'HANLON DRIVE, A DISTANCE OF 312.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1500.00 FEET, ARC LENGTH OF 28.87 FEET, DELTA ANGLE OF 01 DEGREES 06 MINUTES 09 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 24 MINUTES 47 SECONDS EAST ALONG THE CENTER LINE OF O'HANLON DRIVE, AND A

CHORD LENGTH OF 28.87 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH 28TH STREET, THENCE NORTH 01 DEGREES 08 MINUTES 18 SECONDS WEST ALONG THE CENTERLINE OF SOUTH 28TH STREET, A DISTANCE OF 117.65 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 600.00 FEET, ARC LENGTH OF 35.92 FEET, DELTA ANGLE OF 03 DEGREES 25 MINUTES 49 SECONDS, A CHORD BEARING OF NORTH 02 DEGREES 51 MINUTES 12 SECONDS WEST ALONG THE CENTERLINE OF SOUTH 28TH STREET, AND A CHORD LENGTH OF 35.92 FEET TO A POINT, THENCE NORTH 85 DEGREES 25 MINUTES 54 SECONDS EAST ALONG AN EXTENSION OF THE NORTH LINE OF LOT 2 BLOCK 2, PINE LAKE HEIGHTS SOUTH 2ND ADDITION, AND THE NORTH LINE OF SAID LOT, A DISTANCE OF 114.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE NORTH 79 DEGREES 57 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF LOTS 27 THROUGH 31 BLOCK 3, PINE LAKE HEIGHTS SOUTH 3RD ADDITION, A DISTANCE OF 320.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 27, THENCE SOUTH 09 DEGREES 49 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 27, AND AN EXTENSION OF SAID EAST LINE, A DISTANCE OF 179.22 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF O'HANLON DRIVE RIGHT-OF-WAY, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 970.00 FEET, ARC LENGTH OF 202.14 FEET, DELTA ANGLE OF 11 DEGREES 56 MINUTES 24 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 08 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 201.78 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00 FEET, ARC LENGTH OF 185.50 FEET, DELTA ANGLE OF 20 DEGREES 03 MINUTES 14 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 184.56 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 275.00 FEET, ARC LENGTH OF 151.42 FEET, DELTA ANGLE OF 31 DEGREES 32 MINUTES 55 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 50 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 149.52 FEET TO A POINT OF TANGENCY, THENCE SOUTH 76 DEGREES 23 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 73.29 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BRUMMOND DRIVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 620.00 FEET, ARC LENGTH OF 30.00 FEET, DELTA ANGLE OF 02 DEGREES 46 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 23 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF BRUMMOND DRIVE RIGHT-OF-WAY, AND A CHORD LENGTH OF 30.00 FEET TO THE

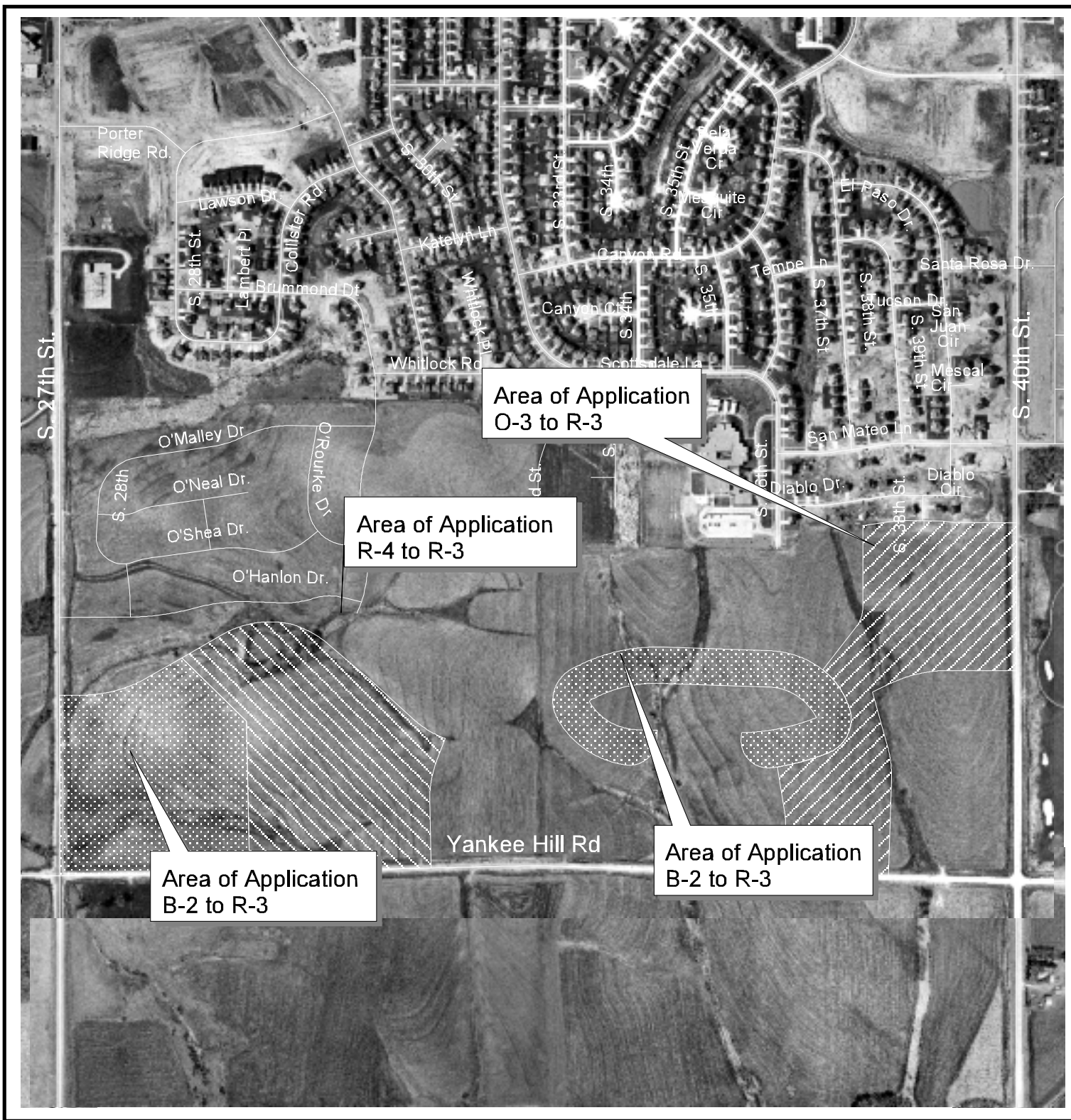
SOUTHWEST CORNER OF SAID RIGHT-OF-WAY, SOUTH 65 DEGREES 35 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 680.00 FEET, ARC LENGTH OF 383.44 FEET, DELTA ANGLE OF 32 DEGREES 18 MINUTES 30 SECONDS, A CHORD BEARING OF NORTH 08 DEGREES 15 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 378.38 FEET TO A POINT OF TANGENCY, THENCE NORTH 07 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 194.05 FEET TO THE POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 720.00 FEET, ARC LENGTH OF 374.91 FEET, DELTA ANGLE OF 29 DEGREES 50 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 01 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 370.69 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 455.00 FEET, ARC LENGTH OF 57.57 FEET, DELTA ANGLE OF 07 DEGREES 14 MINUTES 58 SECONDS, A CHORD BEARING OF NORTH 18 DEGREES 19 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 57.53 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 61.50 FEET, ARC LENGTH OF 138.17 FEET, DELTA ANGLE OF 128 DEGREES 43 MINUTES 33 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 41 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 110.89 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 455.00 FEET, ARC LENGTH OF 5.99 FEET, DELTA ANGLE OF 00 DEGREES 45 MINUTES 15 SECONDS, A CHORD BEARING OF NORTH 00 DEGREES 19 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY LINE, AND A CHORD LENGTH OF 5.99 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 89.50 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 4, PINE LAKE HEIGHTS SOUTH 3RD ADDITION, THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 615.67 FEET TO A NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 19 DEGREES 17 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF LOT 15 BLOCK 2, PINE LAKE HEIGHTS SOUTH ADDITION, A DISTANCE OF 76.40 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 15, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 725.18 FEET, ARC LENGTH OF 104.42 FEET, DELTA ANGLE OF 08 DEGREES 15 MINUTES 01 SECONDS, A CHORD BEARING OF

SOUTH 45 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 15, AND A CHORD LENGTH OF 104.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, THENCE SOUTH 39 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 108.91 FEET TO A SOUTHEAST CORNER OF SAID LOT 15, THENCE SOUTH 52 DEGREES 19 MINUTES 38 SECONDS EAST ALONG A NORTHEAST LINE OF LOT 1 BLOCK 4, PINE LAKE HEIGHTS SOUTH 3RD ADDITION, A DISTANCE OF 84.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 57 DEGREES 53 MINUTES 55 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 83.00 FEET TO A NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 19 DEGREES 09 MINUTES 29 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 75.08 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 15 DEGREES 58 MINUTES 45 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 76.02 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 06 DEGREES 18 MINUTES 27 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 80.97 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 02 MINUTES 31 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 66.73 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 454.04 FEET TO THE SOUTHWEST CORNER OF LOT 1 BLOCK 2, PINE LAKE HEIGHTS SOUTH ADDITION, THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF OUTLOT "B", PINE LAKE HEIGHTS SOUTH ADDITION, SAID LINE BEING THE WEST LINE OF SOUTH 33RD STREET RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A SOUTHWEST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 72.46 FEET TO THE NORTHWEST CORNER OF LOT 22 BLOCK 3, PINE LAKE HEIGHTS SOUTH ADDITION, THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 22, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 22, THENCE NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST ALONG A WEST LINE OF OUTLOT "B", PINE LAKE HEIGHTS SOUTH ADDITION, A DISTANCE OF 276.40 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "B", THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 256.30 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 34TH STREET RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE

WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.98 FEET TO A NORTH CORNER OF SAID OUTLOT "B", THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 252.10 FEET TO THE NORTHWEST CORNER OF LOT 31 I.T., THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 31 I.T., A DISTANCE OF 789.77 FEET TO THE SOUTHWEST CORNER OF OUTLOT "G", PINE LAKE HEIGHTS 11TH ADDITION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "G", A DISTANCE OF 102.84 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "G", THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 232.60 FEET TO A POINT OF DEFLECTION, THENCE NORTH 81 DEGREES 45 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 100.14 FEET TO A POINT OF DEFLECTION, THENCE NORTH 81 DEGREES 52 MINUTES 11 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 261.99 FEET TO A POINT OF DEFLECTION, THENCE NORTH 85 DEGREES 36 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 68.50 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 26 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 219.97 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 79 DEGREES 04 MINUTES 53 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 62.04 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 281.09 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "G", SAID POINT BEING 68.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "G", SAID LINE BEING 68.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 32.15 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 46 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 120.07 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "G", SAID POINT BEING 66.19 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF LOT

31 I.T., A DISTANCE OF 1080.04 FEET TO A POINT OF DEFLECTION, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 499.63 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 03 DEGREES 00 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 196.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31 I.T., SAID POINT BEING 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,582.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,539.92 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 9,387,906.31 SQUARE FEET OR 215.52 ACRES, MORE OR LESS.

SEPTEMBER 6, 2001 (11:07AM)
A:\PRELIM.RTF



**Change of Zone #3297
Pine Lake Heights South 4th Add.
27th & Yankee Hill Rd.**



Photograph Date: 1999

**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "O-3" TO "R-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 31 I.T., AND A PORTION OF OUTLOT "G" PINE LAKE HEIGHTS 11TH ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 700.00 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 31 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 575.00 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 195.52 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 600.00 FEET, ARC LENGTH OF 119.42 FEET, DELTA ANGLE OF 11 DEGREES 24 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 03 DEGREES 47 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF 119.22 FEET TO A POINT OF TANGENCY, THENCE NORTH 09 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 238.19 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,400.00 FEET, ARC LENGTH OF 293.66 FEET, DELTA ANGLE OF 12 DEGREES 01 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 74 DEGREES 29 MINUTES 34 SECONDS EAST, AND A CHORD LENGTH OF 293.13 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 331.22 FEET, DELTA ANGLE OF 94 DEGREES 53 MINUTES 20 SECONDS, A CHORD BEARING OF NORTH 21 DEGREES 02 MINUTES 21 SECONDS EAST, AND A CHORD LENGTH OF 294.65 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 506.47 FEET, ARC LENGTH OF 228.36 FEET, DELTA ANGLE OF 25 DEGREES 50 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 39 DEGREES 19 MINUTES 19 SECONDS WEST, AND A CHORD LENGTH OF 226.43 FEET TO A POINT, THENCE NORTH 37 DEGREES 45 MINUTES 41 SECONDS EAST, A DISTANCE OF 301.11 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER

CLOCKWISE DIRECTION, HAVING A RADIUS OF 175.00 FEET, ARC LENGTH OF 115.05 FEET, DELTA ANGLE OF 37 DEGREES 40 MINUTES 04 SECONDS, A CHORD BEARING OF NORTH 18 DEGREES 55 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 122.99 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 317.52 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 31 I.T., THENCE NORTH 00 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 136.14 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF OUTLOT "G" PINE LAKE HEIGHTS 11TH ADDITION, THENCE NORTH 81 DEGREES 46 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 152.57 FEET TO A POINT, THENCE NORTH 86 DEGREES 05 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 68.43 FEET TO A POINT, THENCE SOUTH 89 DEGREES 35 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 220.00 FEET TO A POINT, THENCE SOUTH 79 DEGREES 04 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 62.04 FEET TO A POINT, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 281.09 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "G", THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 32.15 FEET TO A POINT, THENCE SOUTH 00 DEGREES 46 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 120.07 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "G", SAID POINT BEING THE NORTHEAST CORNER OF LOT 31 I.T., THENCE SOUTH 00 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 652.71 FEET TO A POINT, THENCE NORTH 89 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF 311.29 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 750.00 FEET, ARC LENGTH OF 338.73 FEET, DELTA ANGLE OF 25 DEGREES 52 MINUTES 36 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 09 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF 335.85 FEET TO A POINT OF TANGENCY, THENCE SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 104.81 FEET TO A POINT, THENCE SOUTH 15 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 309.02 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 600.00 FEET, ARC LENGTH OF 185.24 FEET, DELTA ANGLE OF 17 DEGREES 41 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 06 DEGREES 56 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 184.50 FEET TO A POINT OF TANGENCY, THENCE SOUTH 01 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 501.85 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,144,075.44 SQUARE FEET OR 26.26 ACRES, MORE OR LESS.